

FOR LEASE - STANBRIDGE PLAZA

\$18.00 PSF NNN

AVAILABLE SPACE

Suite B - 2,025 SF

9210 & 9220 HWY 6 SOUTH

Houston, TX 77083

Northwest Corner - Hwy 6 at Stanbridge



Available Space



cmj brokerage

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Demographic Summary Report

Stanbridge Plaza

9220 Highway 6 S, Houston, TX 77083

Building Type: General Retail
 Secondary: -
 GLA: 12,000 SF
 Year Built: 2002

Total Available: 3,000 SF
 % Leased: 84.38%
 Rent/SF/Yr: \$18.00



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	21,970	193,275	394,047
2018 Estimate	19,236	171,950	353,165
2010 Census	18,198	154,957	312,645
Growth 2018 - 2023	14.21%	12.40%	11.58%
Growth 2010 - 2018	5.70%	10.97%	12.96%
2018 Population by Hispanic Origin	6,066	59,109	126,075
2018 Population	19,236	171,950	353,165
White	7,725 40.16%	75,554 43.94%	169,891 48.11%
Black	4,655 24.20%	43,958 25.56%	87,784 24.86%
Am. Indian & Alaskan	146 0.76%	1,486 0.86%	3,302 0.93%
Asian	6,236 32.42%	46,883 27.27%	83,720 23.71%
Hawaiian & Pacific Island	10 0.05%	178 0.10%	351 0.10%
Other	465 2.42%	3,892 2.26%	8,117 2.30%
U.S. Armed Forces	0	34	140
Households			
2023 Projection	6,263	58,387	128,420
2018 Estimate	5,481	51,931	115,225
2010 Census	5,129	46,267	101,881
Growth 2018 - 2023	14.27%	12.43%	11.45%
Growth 2010 - 2018	6.86%	12.24%	13.10%
Owner Occupied	4,620 84.29%	35,714 68.77%	67,173 58.30%
Renter Occupied	860 15.69%	16,217 31.23%	48,052 41.70%
2018 Households by HH Income	5,480	51,930	115,224
Income: <\$25,000	746 13.61%	9,195 17.71%	23,450 20.35%
Income: \$25,000 - \$50,000	1,321 24.11%	13,500 26.00%	29,115 25.27%
Income: \$50,000 - \$75,000	1,095 19.98%	10,605 20.42%	22,021 19.11%
Income: \$75,000 - \$100,000	882 16.09%	7,062 13.60%	14,021 12.17%
Income: \$100,000 - \$125,000	699 12.76%	4,751 9.15%	10,216 8.87%
Income: \$125,000 - \$150,000	304 5.55%	2,317 4.46%	4,831 4.19%
Income: \$150,000 - \$200,000	287 5.24%	2,698 5.20%	6,520 5.66%
Income: \$200,000+	146 2.66%	1,802 3.47%	5,050 4.38%
2018 Avg Household Income	\$76,720	\$73,024	\$73,935
2018 Med Household Income	\$64,888	\$57,344	\$55,327



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CMI Brokerage an Affiliate of Central Management, Inc.	390205	cmi@cmirealestate.com	(713)961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date